

# UNOFFICIAL COPY

## WARRANTY DEED

1060687 162 KJM

WHEN RECORDED, MAIL TO:

Dana C. Siragusa  
25 E. Washington #700  
Chicago IL 60602

Doc#: 2105506056 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/24/2021 11:02 AM Pg: 1 of 2

Dec ID 20210101621048  
ST/CO Stamp 1-503-781-904 ST Tax \$560.00 CO Tax \$280.00  
City Stamp 1-219-815-440 City Tax: \$5,880.00

### SEND SUBSEQUENT TAX BILLS TO:

Rachael Japp Joyce  
1702 N. Bissell Street  
Chicago, Illinois 60614

GRANTOR, **Alan Jay Cosby**, a single man, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **Rachael Japp Joyce**, of Chicago, Illinois, all of his interest in the following described real estate in the County of Cook, in the State of Illinois: \* A Single Woman

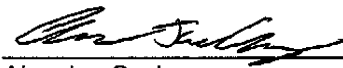
### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 14-32-425-101-0000.

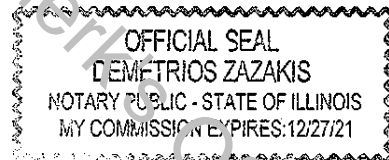
Property Address: 1702 N. Bissell Street, Chicago, Illinois 60614.

Subject to the following, if any: (1) General real estate taxes for the year 2020-2<sup>nd</sup> installment and subsequent years; (2) public and utility easements, of record, if any; (3) covenants, conditions and restrictions, of record, if any; (4) Purchaser's mortgages of record, if any.

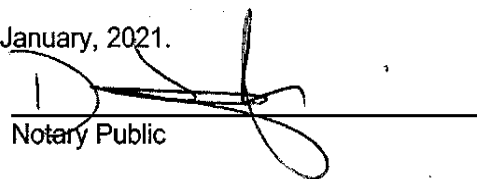
Dated this 18 day of January, 2021.

  
Alan Jay Cosby


STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF COOK            )





I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that ALAN JAY COSBY, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, that he was authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 18<sup>th</sup> Day of January, 2021.  
My commission expires 12/27/21  
  
Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX	27-Jan-2021
	CHICAGO: 4,200.00
	CTA: 1,680.00
	TOTAL: 5,880.00 *
14-32-425-101-0000   20210101621048   1-219-815-440	

REAL ESTATE TRANSFER TAX	04-Feb-2021
 	COUNTY: 280.00
	ILLINOIS: 560.00
	TOTAL: 840.00
14-32-425-101-0000   20210101621048   1-503-781-904	

\* Total does not include any applicable penalty or interest due.

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## LEGAL DESCRIPTION

### EXHIBIT A

PARCEL 1: LOT 46 (EXCEPT THE NORTHWESTERLY 19.88 FEET THEREOF) AND THE NORTHWESTERLY 10.867 FEET OF LOT 147 (EXCEPTING FROM SAID LOTS 146 AND 147 THE SOUTHWESTERLY 50 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 87511039 FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office